

# Chicago Northwest Suburb TWO ACRES OF LAND WITH EXISTING RESTAURANT FOR SALE/DEVELOPMENT

702-712 N. River Rd. Mt. Prospect, IL 60056



Mt. Prospect, IL

Mt. Prospect is a village in Elk Grove and Wheeling Townships in Cook County, Illinois, about 2 miles northwest of downtown Chicago. With extensive award winning school districts and strong base of retail and professional businesses, Mount Prospect is a vibrant community with a small town feel. In the 1960's the community built the first indoor air-conditioned mall in the upper Midwest. Today that is known as Randhurst Village, an open-air mixed-use center with national and regional retailers, state-of-the-art cinema, office space, 140 room hotel and variety of restaurants. Another major development is the Kensington Business Center, home to several major national and international firms such as Searle, Braun Manufacturing, CVS Caremark and more. The village continues to pride itself in the slogan "Where Friendliness is a way of Life."

Size (Approx.)	702-712 N. River Rd. Mt. Prospect, IL 60056 - Finn McCool's 4,669 S.F. (Building)
	87,323 S.F. (Land)
Licenses	Retail Food and Liquor
Price	\$1,290,000 (Real Estate/Business/Land Sale)

For additional information or to schedule a showing contact:  
Jarrett Fradin  
312.575.0480 Ext. 15  
Jarrett@kudangroup.com



566 W. Lake St. Suite 225  
Chicago, Illinois 60661-1411  
kudangroup.com

## Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	2,645	52,459	168,412
2015 Female Population	2,674	55,341	177,003
2015 Total Population	5,319	107,800	345,415
2015 Total Households	1,767	41,871	131,171

## Income

2015 Median Household Income	\$87,239	\$64,601	\$67,838
2015 Per Capita Income	\$37,990	\$34,848	\$36,988
2015 Average Household Income	\$111,969	\$89,005	\$96,347

## Nearby Businesses

Photo's Hotdogs  
Oakton Community College  
Subway  
7-Eleven

## Description

Two acres of land with existing 4,669 SF building between Golf Rd. & Milwaukee Ave. Located near the banks of Des Plaines River and the edge of Cook County Forest Preserve. The building is in excellent condition with current tenant in place for over 18 years. This is an excellent opportunity for continued restaurant/bar use, development or expansion.

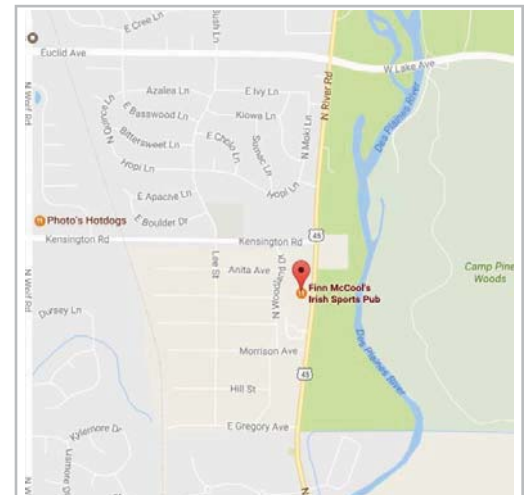
### Highlights:

- 150+ parking spaces
- Additional revenue from billboard and media signage
- C-4 Zoning allows for a multitude of development and expansion uses

No representation is made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice. 458 April 19, 2010

## Map

Golf Rd. & Milwaukee Ave.



**2+ ACRES OF LAND WITH EXISTING 4,669 SF BUILDING**  
**IDEAL FOR DEVELOPMENT, EXPANSION**

Agent(s) Responsible	Jarrett Fradin <a href="mailto:Jarrett@kudangroup.com">Jarrett@kudangroup.com</a>
Is this Confidential?	No, but the business is operating. DO NOT DISTURB EMPLOYEES OR MANAGEMENT.
Transaction Type:	Real Estate with Building, Development
Type of Property	2 Story Building Bar/Restaurant
Sale	\$1,290,000
Property Name	Finn Mc Cool's
Address	702-712 N. River Rd.
City, Zip Code	Mount Prospect, IL 60056-1930
Area	Northwest Suburbs
County	Unincorporated Cook County
Taxes	2016 - \$31,897.77
PIN #'s	03-36-204-018-0000 through 03-36-204-026
Building Type/Year Built	Frame Building circa 1940 Rehabbed in 2001/2002
# of Seats / Occupancy	Total 277. 1 <sup>st</sup> Fl- 191. 2 <sup>nd</sup> - 86
Stories	Two
Square Feet	Building 4,669. Land 87,323
Lot Size	451x194
Parking	+/- 150
Zoning	C-4, General Commercial District
Licenses	Retail Food/Late Hour Liquor
A/C & Heat	Central Building Heat/Air
Electric (amps)	Ample
Type of Roof & Age	Redone within last 8 yrs.
Type of Basement	Partial
Ceiling Heights	10-30ft
Highlights	<ul style="list-style-type: none"> <li>• 2+ acres of land between Golf Rd./Milwaukee Ave.</li> <li>• 4,669 SF two-story building in excellent condition; operating with current tenant in place for over 18 years</li> <li>• 150 parking spaces</li> <li>• Located near the banks of Des Plaines River and the edge of Cook County Forest Preserve</li> </ul>

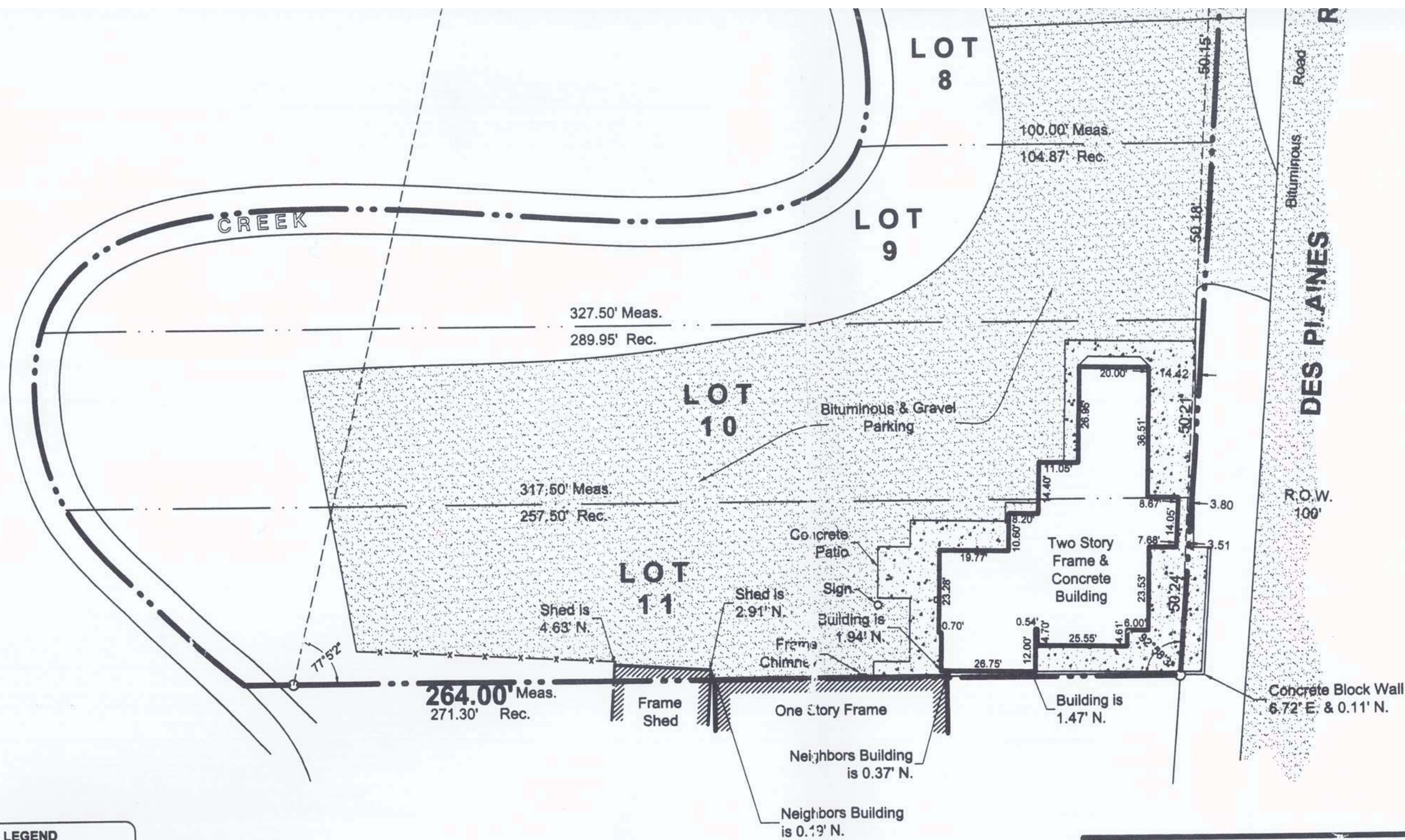
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**2+ ACRES OF LAND WITH EXISTING 4,669 SF BUILDING**  
**IDEAL FOR DEVELOPMENT, EXPANSION**

	<ul style="list-style-type: none"><li>• Additional revenue generated from Billboard – Media Signage</li><li>• Excellent opportunity for continued restaurant/bar use, development, or expansion</li></ul>
Cross Streets	River/Kensington
Hours of Operation	M-Th 11-4am F-Sat 7am-4am Sun 11am-3am
Annual Gross Sales	Contact Listing Agent for financial information.
FF&E included in price?	Yes
Training? How long?	Yes. Negotiable.

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**LEGEND**

- SET IRON PIPE
- FOUND IRON PIPE
- ⊕ CROSS IN CONCRETE
- MONUMENT
- X— WOOD FENCE
- CHAIN LINK FENCE
- Meas. MEASURED DISTANCE
- Rec. RECORDED DISTANCE
- R.O.W. RIGHT OF WAY



STATE OF ILLINOIS )  
COUNTY OF COOK ) ss

I HEREBY CERTIFY THAT WE HAVE SURVEYED THE PREMISES ABOVE DESCRIBED, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

**PLAT OF SURVEY**

**BARRINGTON  
ENGINEERING  
CONSULTANTS, LTD.**  
CIVIL ENGINEERING & LAND SURVEYING

PHONE: (847) 382-6337      FAX: (847) 382-6366

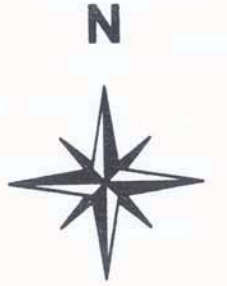
215 S. NORTHWEST HWY. ♦ SUITE 202A ♦ BARRINGTON, IL 60010

REGISTRATION NUMBER: 184-002883

DRAWN BY: SMJ	PROJECT NO: 5544-0	REVISIONS
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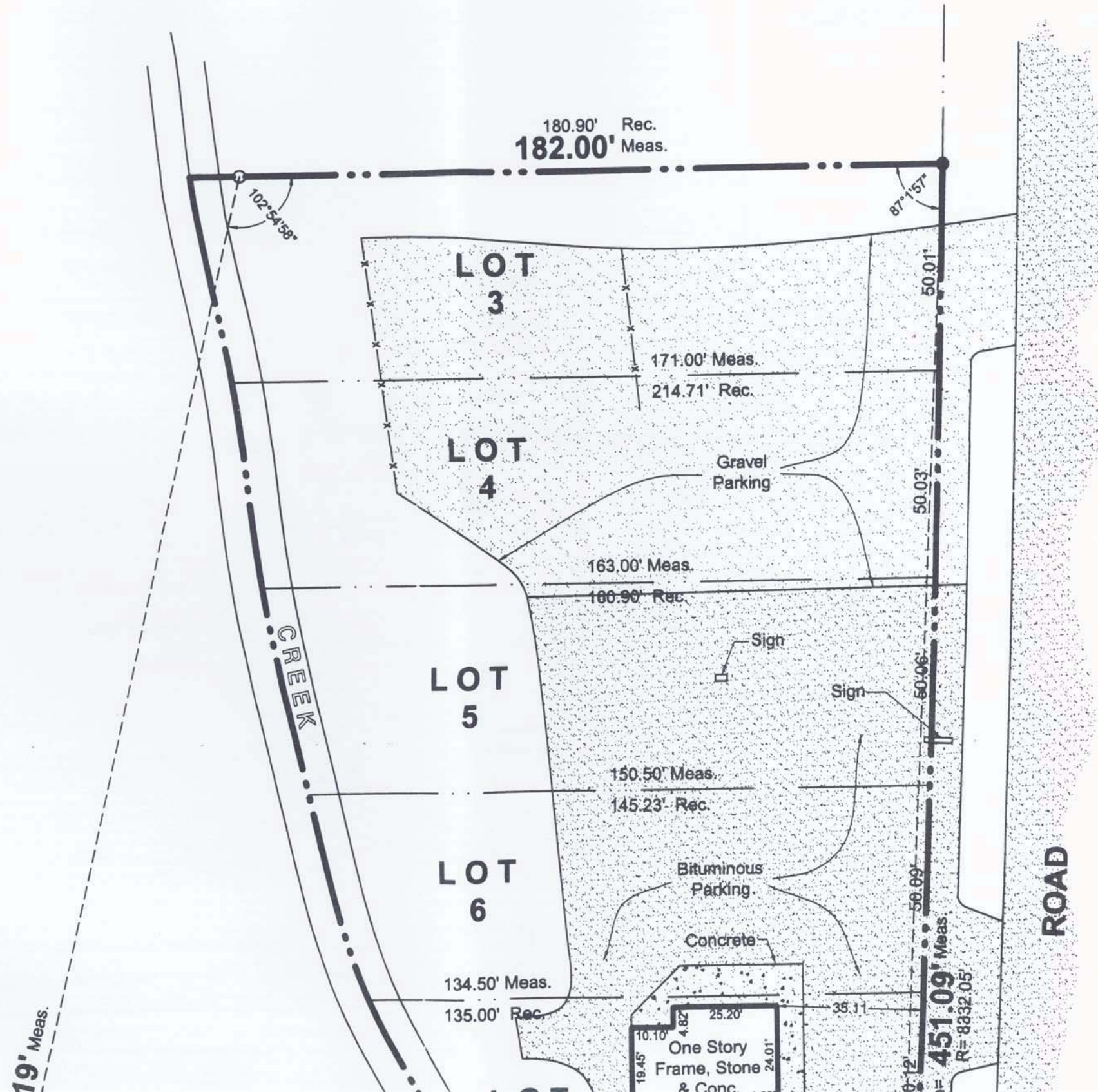
# PLAT OF SURVEY



Scale: 1" = 30'

LOTS 3, 4, 5, 6, 7, 8, 9, 10 AND 11 IN FOREST RIVER, A SUBDIVISION OF THE NORTH HALF OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

702-718 DES PLAINES RIVER ROAD, MOUNT PROSPECT, ILLINOIS



## 5.4. - C-4 General Commercial District.

*5.4.1. Description of district.* The C-4 General Commercial District is intended to provide locations for primary shopping areas. This district is designed to encourage the development of a variety of structures from freestanding buildings to larger, neighborhood or community shopping centers. Permitted uses in this district include diverse commercial activities, businesses, services and offices. This district is normally located at the intersection of primary thoroughfares.

*5.4.2. Use, lot and bulk regulations.* The applicable use, lot and bulk regulations are set forth in Sections 5.4.3 through 5.4.9.

*5.4.3. Permitted uses.* A permitted use of land or buildings shall be allowed in accordance with the provisions of this ordinance. Unless otherwise specifically set forth, wherever a permitted use is named as a major category, it shall be deemed to include only those enumerated uses. Unless otherwise specifically allowed by this ordinance, no building or zoning lot shall be devoted to any use other than a permitted use, and no building or structure shall be erected, altered, enlarged, or occupied, except as a permitted use. Uses lawfully established on the effective date of this ordinance, and rendered nonconforming by it, shall be subject to Article 10.

The following uses are permitted in the C-4 District:

- A. Retail businesses.
  1. Antique shops.
  2. Apparel, clothing and accessory shops.
  3. Appliance stores.
  4. Art galleries and art supply stores.
  5. Auction rooms.
  6. Audio and video recording sales.
  7. Bakeries, provided that the manufacture of goods is limited to those retailed on the premises.
  8. Bars, taverns, and cocktail lounges. Live entertainment and dancing are permitted.
  9. Bicycle sales and services.
  10. Book and stationery stores.
  11. Camera and photographic supply stores.
  12. Candy and confectionery stores.
  13. Catering establishments.
  14. China and glassware stores.
  15. Coin, stamp, trading card and numismatic stores.
  16. Computer sales and services.
  17. Delicatessens.
  18. Department stores.
  19. Drapery stores.
  20. Drug stores and pharmacies.
  21. Electronic sales and services.
  22. Florist shops, conservatories, greenhouses and nurseries.
  23. Floor covering stores.
  24. Food, grocery and dairy stores, and meat and fish markets.
  25. Frozen food stores, including locker rental in conjunction with the purchase of food.
  26. Furniture stores, including upholstery when conducted as part of the retail operations and incidental to the principal use.



27. Furrier shops, including incidental storage and conditioning.
  28. Garden supply and seed stores.
  29. Gift shops.
  30. Hardware stores.
  31. Hearing aid sales and services.
  32. Hobby shops.
  33. Ice and milk sales.
  34. Ice cream shops.
  35. Jewelry stores.
  36. Leather goods and luggage stores.
  37. Musical instrument sales and repairs.
  38. Newsstands.
  39. Notions stores.
  40. Office supply stores.
  41. Optical sales.
  42. Orthopedic and medical appliance sales and services, including brace and limb fitting.
  43. Package liquor stores.
  44. Paint and wallpaper stores.
  45. Pet sales and supplies.
  46. Picture framing, when conducted for on-premises retail trade.
  47. Restaurants. Live entertainment, dancing and serving alcohol are permitted.
  48. Roadside stands.
  49. School supply stores.
  50. Secondhand stores.
  51. Shoe stores.
  52. Sporting good stores.
  53. Taxidermist shops.
  54. Tobacco shops.
  55. Toy stores.
- B. Services.
1. Artist studios.
  2. Automobile repair garages, not including body repair, painting or engine rebuilding.
  3. Automobile gasoline and service stations, including minor accessories, supplies and services customarily incidental to gasoline and service stations. Facilities for service and washing shall be limited to not more than four vehicles, and enclosed in a building.
  4. Barber and beauty shops.
  5. Blueprinting, photostating and copying establishments.
  6. Clothing rental agencies and formal wear stores.
  7. Currency exchanges.
  8. Dry cleaners, laundries, laundrettes and clothes pressing establishments. Dry cleaning and laundry plants serving more than one retail outlet are prohibited.
  9. Electronic service and repair shops.

10. Financial institutions, including banks, investment and loan companies and savings and loans. Drive-in facilities.
  11. Fix-it shops, for general, minor repairs.
  12. Funeral homes and undertaking establishments.
  13. Interior decorating studios, including upholstering, draperies, slip covers and other similar articles, incidental to the principal use.
  14. Locksmith shops.
  15. News syndicates and newspaper distribution agencies.
  16. Parking lots for commercial use, other than accessory, subject to the provisions of this ordinance.
  17. Photographic studios.
  18. Recording studios.
  19. Shoe, clothing and hat repair shops.
  20. Signs as regulated by Article 12.
  21. Tailor, dress-making and alteration shops.
  22. Telegraph offices.
  23. Ticket agencies, amusement.
  24. Travel agencies or bureaus and transportation ticket offices.
- C. Professional offices.
1. Accountants and bookkeepers.
  2. Animal hospitals and veterinary clinics for care and treatment of domestic pets and animals.
  3. Architects.
  4. Attorneys.
  5. Chambers of commerce.
  6. Detective agencies.
  7. Doctors, physicians and dentists offices, clinics and laboratories.
  8. Employment agencies.
  9. Engineers.
  10. Insurance agencies.
  11. Labor unions and organizations.
  12. Land surveyors.
  13. Landscape architects.
  14. Merchant associations.
  15. Miscellaneous business and professional offices.
  16. Newspaper agencies.
  17. Political organizations.
  18. Real estate agencies.
  19. Secretarial agencies.
  20. Security and commodity brokers.
- D. Residential.
1. Hotels and motels.
- E. Recreation and social facilities.
1. Billiard and pool halls.
  2. Bowling alleys.



3. Clubs.
  4. Community center buildings, clubhouses, recreation buildings, swimming pools and buildings for indoor pools, tennis courts and buildings for indoor tennis courts, noncommercial and not-for-profit.
  5. Dance halls.
  6. Gymnasiums.
  7. Health and physical fitness clubs.
  8. Skating rinks, indoor.
  9. Lodges and fraternal organizations.
  10. Theaters, indoor.
- F. Public and governmental land and buildings.
1. Forest preserve
  2. Historical buildings and landmarks preserved for the public.
  3. Public libraries.
  4. Public office buildings.
- G. Public utilities and services.
1. Electric substations, gas regulator stations, telephone exchanges and other essential public utilities and services.
  2. Post offices and substations.
- H. Educational institutions.
1. Business colleges and commercial schools.
  2. Dance schools and studios.
  3. Music schools.
  4. Trade and vocational schools.
- I. Religious institutions.
1. Religious reading rooms.
- J. Agricultural land and buildings.
1. Agricultural uses.
- K. Miscellaneous.
1. Philanthropic and eleemosynary institutions.
  2. Radio and television studios, stations and tower, transmitting and receiving.

*5.4.4. Special uses*. A special use may be allowed subject to issuance of a special use permit in accordance with the provisions of [Article 13](#). Unless otherwise specifically set forth, wherever a special use is named as a major category, it shall be deemed to include only those enumerated uses.

The following special uses may be permitted in the C-4 District:

- A. Retail businesses.
1. Automobile sales and leasing.
  2. Building material supplies, sales and service establishments.
  3. Catalog stores.
  4. Farm supply stores.
  5. Mail order houses.
  6. Pawn shops.

- B. Services.
  - 1. Banks and savings and loans with drive-in facilities.
  - 2. Dry cleaners.
  - 3. Garages and parking lots.
  - 4. Water softener services.
- C. Residential.
  - 1. Residence of the proprietor.
- D. Public and governmental land and buildings.
  - 1. Parks and playgrounds.
- E. Health, medical and care institutions.
  - 1. Nursery schools, children's day schools, nurseries and day care centers.
- F. Public utilities and services.
  - 1. Bus terminals, turnarounds (off-street) and lots.
  - 2. Fire stations.
  - 3. Police stations.
  - 4. Railroad passenger stations.
  - 5. Railroad rights-of-way. Railroad yards and shops for other than passenger service are prohibited.
  - 6. Waterworks, reservoirs, pumping stations, wells and filtration plants.
- G. Agricultural land and buildings.
  - 1. Greenhouses and nurseries, wholesale.
- H. Planned unit developments.
- I. Unique uses as regulated by this ordinance.
- J. Miscellaneous.
  - 1. Convention halls and centers.
  - 2. Exhibition and meeting halls.
  - 3. Heliports.
- K. Uses similar and compatible to those allowed in this district.

*5.4.5. Temporary uses* . The following temporary uses may be allowed upon issuance of a permit by the Department of Building and Zoning:

- A. Any use permitted in Section 5.3.5.

*5.4.6. Accessory uses* . A use, building or other structure customarily incidental to and commonly associated with a principal, permitted or special use may be allowed as an accessory use, provided it is operated and maintained under the same ownership and on the same lot as the permitted use. Accessory uses shall not include structures or features inconsistent with the permitted use, or involve the conduct of any business, profession, trade or industry. Accessory uses may include the following and similar uses:

- A. Any use permitted in Section 5.3.6.

*5.4.7. Prohibited uses* . All uses not expressly authorized in Sections 5.4.3 through 5.4.6 are prohibited.

*5.4.8. Site and structure provisions* . The uses in the C-4 General Commercial District shall conform to the following requirements:



- A. *Minimum lot area.* Minimum lot area is not required, except for those uses specified below.
  - 1. Hotels and motels shall have not less than 500 square feet of lot per unit or suite.
  - 2. Agricultural buildings and structures shall have a minimum lot area of five acres.
- B. *Minimum lot width.* Minimum lot width is not required.
- C. *Front yard.* Buildings and structures, except agricultural buildings and structures, shall be set back from the front lot line at least 30 feet. Agricultural buildings and structures shall be set back from the front lot line at least 100 feet.
- D. *Interior side yard (adjacent to a zoning lot).* Interior side yard is not required.
- E. *Corner side yard (adjacent to a street).* Buildings and structures shall be set back from the side lot line adjacent to the street right-of-way at least 30 feet.
- F. *Rear yard.* Rear yard is not required, except for buildings in which a residential use is located above the first floor. Such yard shall not be less than 30 feet in depth and shall be measured from the finished floor of the lowest residential unit.
- G. *Transitional yard.* Minimum transitional yard requirements for all buildings and structures shall not be less than those specified below.
  - 1. Side lot lines that abut a side or rear lot line in a residence district shall provide a yard along the side lot line. The yard shall be at least the minimum side yard required under this ordinance for a residential use on the adjacent residential lot.
  - 2. Rear lot lines that abut a side lot line in a residence district shall provide a yard along the rear lot line. The yard shall be at least the minimum side yard required under this ordinance for a residential use on the adjacent residential lot.
  - 3. Rear lot lines that abut a rear lot line in a residence district shall provide a yard along the rear lot line. The yard shall be at least 20 feet in depth.
  - 4. Front or side lot lines across a street, alley or other right-of-way from the front lot line of a lot in a residence district shall provide a yard at least the minimum front yard required by this ordinance on such adjacent residential lot along the front or side lot line.
  - 5. Land used for agricultural buildings and structures shall provide a transitional yard of at least 50 feet in depth along all lot lines that abut a lot line in an adjacent residence district.
- H. *Floor area ratio.* Maximum floor area shall be 1.2.
  - I. *Minimum size of dwelling.* Buildings and structures occupied in whole or part for residential purposes shall contain at least 500 square feet of livable floor area, exclusive of basement and garage space.

5.4.9. *Special provisions.* The uses in the C-4 General Commercial District shall conform to the following requirements:

- A. *Parking and loading.* All uses shall conform to Article 11.
- B. *Signs.* Uses shall conform to in Article 12.
- C. *Trucks.* Parking of trucks as an accessory use, when used in the conduct of a permitted use located within 150 feet of a residence district boundary line, shall be limited to vehicles less than 1½-ton capacity.
- D. *Sewers and water.* Uses requiring sanitary facilities shall be served by either a municipal or private community sewer and water system, or a private individual sewage disposal system and water supply system. The system used must be approved by the Cook County Health Department. Lodginghouses and multiple-family dwellings must be served by either a municipal or private community sewer system, not by a private individual sewage disposal system.
- E. *Businesses.*
  - 1. Business uses and residential uses are not allowed on the same floor of the same building.

2. Business uses are not allowed above the second floor in buildings containing residential dwelling units. A mezzanine provided by a business as an intermediate, fractional story between the floor and the ceiling of the first story.
3. Business uses shall be retail or service establishments dealing directly with consumers. All goods produced on premises shall be sold at retail there.
4. Business uses offering goods or services to customers waiting in parked motor vehicles are prohibited, except automobile gasoline and service stations.
5. Business uses involving the production, processing, cleaning, servicing, testing or repair of materials, goods or products shall conform with the I-1 industrial performance standards in this ordinance. Performance standards shall be applied at the boundaries of the zoning lot in which such activities take place.